

WRITTEN BID—SALE OF SURPLUS REAL PROPERTY
Two Vacant Parcels on Cornwall Street in Cambria
Subject to Approval by the San Luis Obispo County Board of Supervisors

WRITTEN BIDS MUST BE RECEIVED ON OR BEFORE JAN. 12, 2015 AT 5:00 PM

By signing below, the Bidder agrees to the following conditions of sale and submits an irrevocable offer to purchase:

1. The property consists of two vacant parcels in Cambria (APNs 022-123-003 and 022-123-022) located at 790 Cornwall Street near the intersection of Hillcrest Drive totaling approximately 17,229 square feet of vacant land zoned Commercial Retail. The general location of the two parcels is shown on Page 4 and the parcel map is shown on Page 5.
2. The minimum bid for this property is **\$210,000**, and no oral or written bid will be considered that is less than the minimum bid.
3. The property includes 1.29 water equivalent dwelling units, which will be transferred to the purchaser upon close of escrow, subject to approval of the purchaser's assignment application by the Cambria Community Services District prior to close of escrow, at the sole cost of the purchaser. Water connections during Level 3 water crisis are prohibited.
4. APN 022-123-003 is subject to an irrevocable license agreement recorded 12/21/2001 as Doc. #2001033675 that provides parking for 5 cars to serve an off-site development.
5. Escrow shall close within 45 days following the Board of Supervisor's acceptance of the bid.
6. Bidder encloses a **deposit ("Bidder's Security") in the form of a cashier's check payable to the County of San Luis Obispo in the amount of \$10,000.** Bidder's Security will be returned to the unsuccessful bidder(s) within five (5) days after the auction date. The Bidder's Security is nonrefundable in the event that this bid is the highest bid, except as described in item #7 below, and will be applied to the purchase price
7. This sale is conditioned only upon approval of the water assignment application described in item #3 above. In the event that the water assignment is not approved by the Cambria Community Services District, the purchaser shall have the right to cancel this transaction, and County will refund the \$10,000 Bidder's Security. No other condition of sale is acceptable, and the property is sold as-is.

(bid form continued on page 2)

8. Written bids must be received at the address below on or before Monday, January 12, 2015 at 5:00 PM, and will be opened by the Board of Supervisors at a public auction held on Tuesday, January 13, 2015 at 1:30 PM, or as soon as possible thereafter as placed on the agenda, followed by an opportunity for oral bidding.
9. Prior to accepting any written proposal, the Board of Supervisors will call for oral bids and consider any such bids in conformity with Government Code Section 25531. Oral bidders must submit a cashier's check payable to the County of San Luis Obispo in the amount of \$10,000 at the time of the bid. An oral bid will only be accepted if the price exceeds the highest written bid by at least five percent (5%). If the successful bid is an oral bid, the bidder or bidder's real estate agent must sign this written bid form at the conclusion of the auction. If no written bids are received, no oral bidding will take place. The County reserves the right to reject all offers.
10. Closing costs will be split between the County and the successful bidder as is customary in San Luis Obispo County. Escrow will be with First American Title Company in San Luis Obispo, unless the County selects another title company.
11. Upon successful close of escrow, a real estate sales commission of three (3) percent of the selling price, or an amount as otherwise determined by California Government Code Sections 25531 and 25532, shall be payable from the proceeds of sale to a selling broker who is instrumental in obtaining the offer to purchase, provided that the broker is identified at the time of the bid. No commission shall be paid if the real estate broker and commission are not identified with the bid, whether written or oral.
12. Sealed written bids must be identified on the outside of the envelope with the name of the Bidder and state "Sealed bid for the purchase of Cambria Vacant Lots at Board Hearing on January 13, 2015", and must be received by the County on or before January 12, 2015 at 5:00 PM at:

Mailing Address:

County of San Luis Obispo
General Services Agency
1087 Santa Rosa Street
San Luis Obispo, CA 93408
ATTN: Real Property Manager

Walk-Ins:

County of San Luis Obispo
General Services Agency
1087 Santa Rosa Street
San Luis Obispo, CA
Corner of Santa Rosa & Higuera--
see Receptionist

(bid form continued on page 3)

Name(s) of Bidder: _____

Bidder's Street Address: _____

City: _____ State: _____ Zip: _____

Bidder's Mailing Address: _____

City: _____ State: _____ Zip: _____

Bidder's E-mail address : _____

Phone: _____ -Home _____ -Work _____ -Cell _____

A California licensed real estate broker has been instrumental in submittal of this offer to purchase, and I request payment of a commission in the amount of 3% of the sales price to the following brokerage, unless otherwise determined by California Government Code Section 25531 and 25532.

Name of Real Estate Agent representing Bidder: _____

Name of Real Estate Brokerage: _____

Brokerage Address: _____

Brokerage Phone: work: _____ cell: _____

By placing this bid, bidder agrees to all conditions #1-12 above.

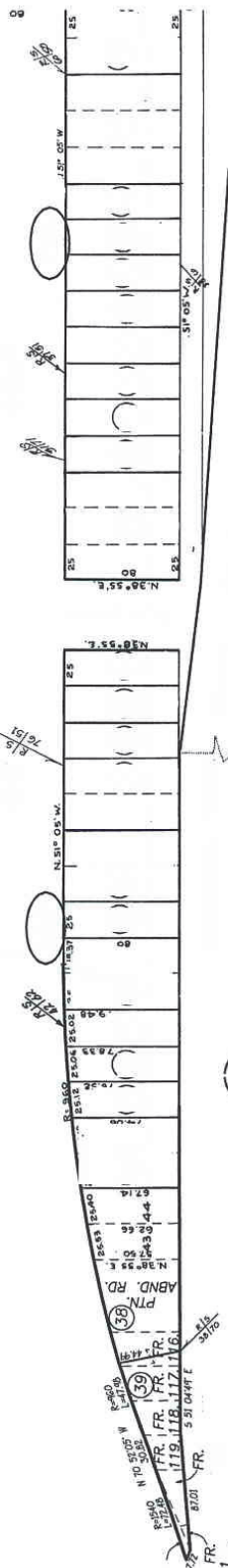
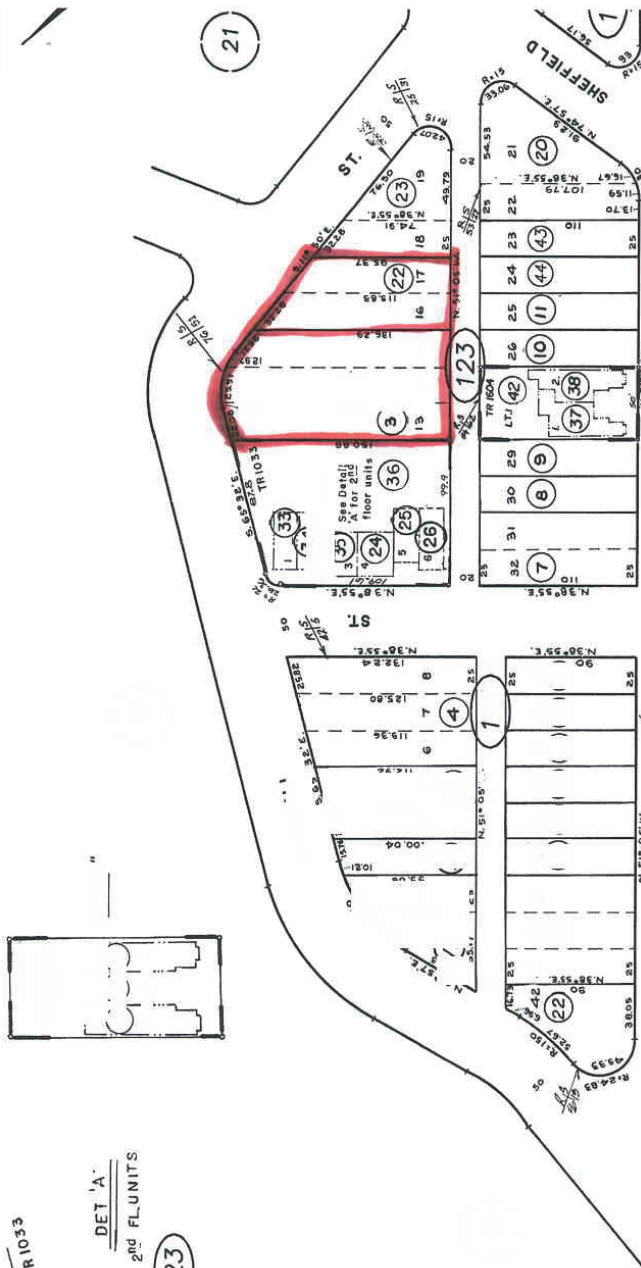
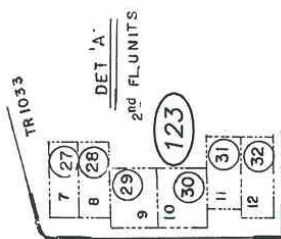
Bid Amount: \$ _____ (no less than \$210,000)

X _____ by : _____
Bidder's Signature If signed by bidder's real estate agent

**QUESTIONS MAY BE DIRECTED TO COUNTY REAL PROPERTY SERVICES,
LINDA VAN FLEET AT lvanfleet@co.slo.ca.us , PHONE 805-781-4688, OR TO
SHAUNA DRAGOMIR AT sdragomir@co.slo.ca.us, PHONE 805-781-5206.**



PARCEL BOUNDARIES ARE APPROXIMATE



REVISIONS	
REV.	DATE
1	07-25-03
2	03-30-10
3	
4	
5	
6	
7	
8	
9	
10	

40' 0 160'

THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.

CAMBRIA

7.